

# PowerPoint Presentation

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the left and right sides of the frame, creating a modern, architectural feel. The central area is a plain white space where the text is located.

CPA 20-05

Hodapp Property Text

- Board initiated text amendment, to Policy 6.1D.8 of the CGMP, adding language stating that inappropriately designated parcels with a Mobile Home future land use designation are allowed to change to another designation
- This would ensure that parcels inappropriately designated as Mobile Home can change to another more appropriate future land use designation without having to redesignate other lands as Mobile Home density or be accompanied by a PUD

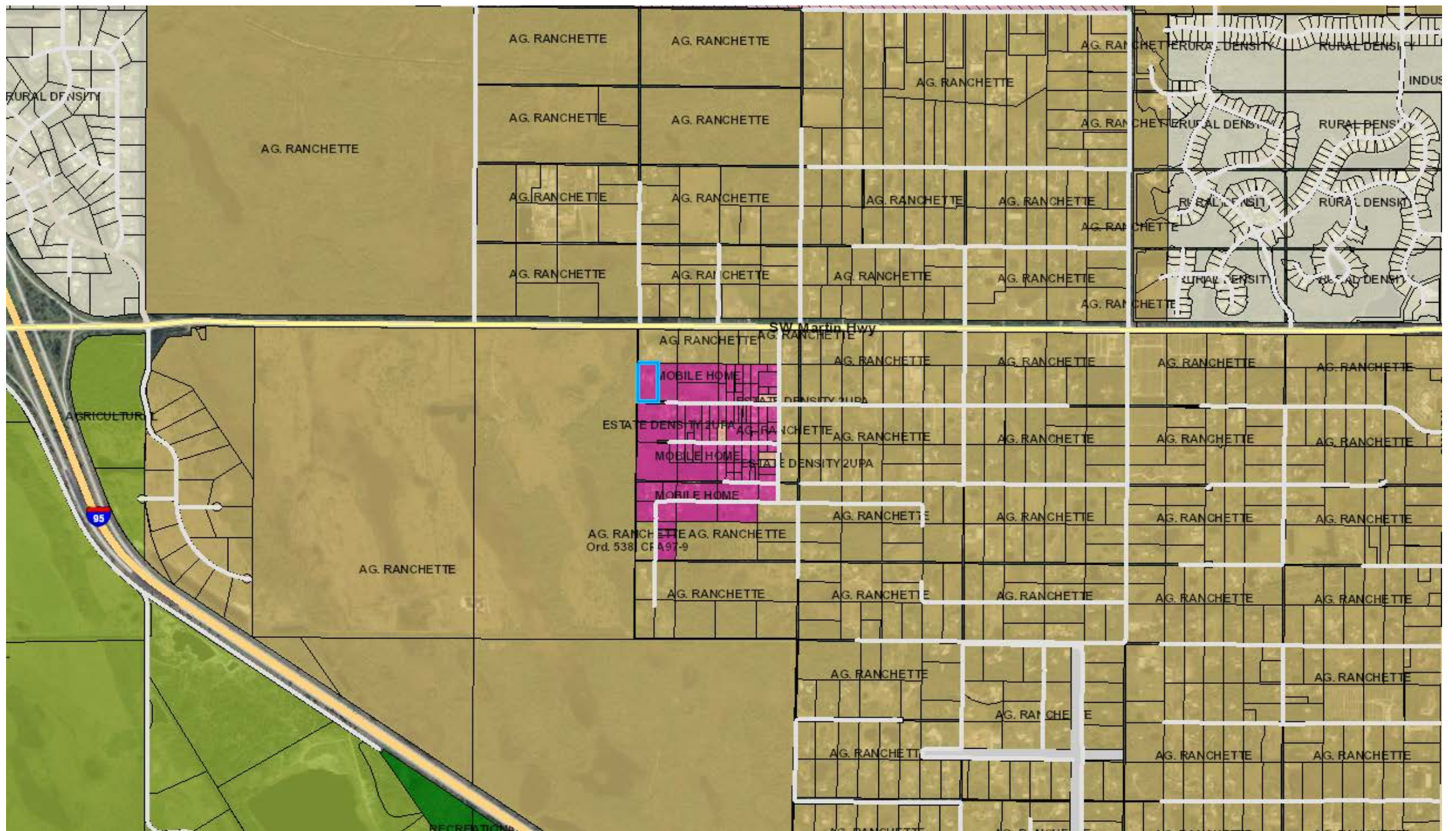
Policy 6.1D.8. *No net loss of mobile home lands.* Lands designated Mobile Home Density on the Future Land Use Map shall be changed to another designation only where (1) one or more lots, tracts or parcels have been inappropriately designated; or ~~(1)~~ (2) other suitable lands can be redesignated as Mobile Home Density or ~~(2)~~ (3) where the proposal to change the designation is accompanied by a planned unit development application

# No-net loss policy

- ▶ Adopted in 2008 by the county to maintain affordable housing supply in the county
- ▶ However, in certain situations, a parcel may have been assigned with Mobile Home future land use designation even though another designation may have been more fitting

- ▶ E.g., the Hodapp property (concurrent FLUM amendment) was originally part of a 10-acre tract, bounded on two sides by neighboring parcels that are designated as Agricultural Ranchette
- ▶ Majority of western Martin County is designated Agricultural Ranchette or Agricultural (further west). It would have been appropriate if the subject site had been originally designated as Agricultural Ranchette instead of Mobile Home
- ▶ 8 upa allowed by Mobile Home is less appropriate since the subject site is in an agricultural area, far away from PUSD
- ▶ Concurrent proposal to change the subject site to Agricultural Ranchette will only permit a density of 1 unit per 5 acres. Such a low density is more suitable to the agricultural nature of the vicinity.





- ▶ The intention of the “no net loss” policy is to prevent the loss of affordable housing since mobile homes are a valuable supply of affordable housing.
- ▶ However, no mobile home or affordable housing ever existed on this site
- ▶ Also, site cannot be developed at 8 upa because it lacks centralized water/sewer service. Therefore, changing the future land use designation does not cause a decrease in the existing affordable housing supply, and does not affect the existing mobile home parks
- ▶ Staff recommends approval of the proposed text amendment because there are scenarios where a parcel may be inappropriately designated as Mobile Home or where a change in land use designation will not impact the supply of affordable housing